

Local Market Update for May 2026

A research tool provided by the Canopy Realtor® Association
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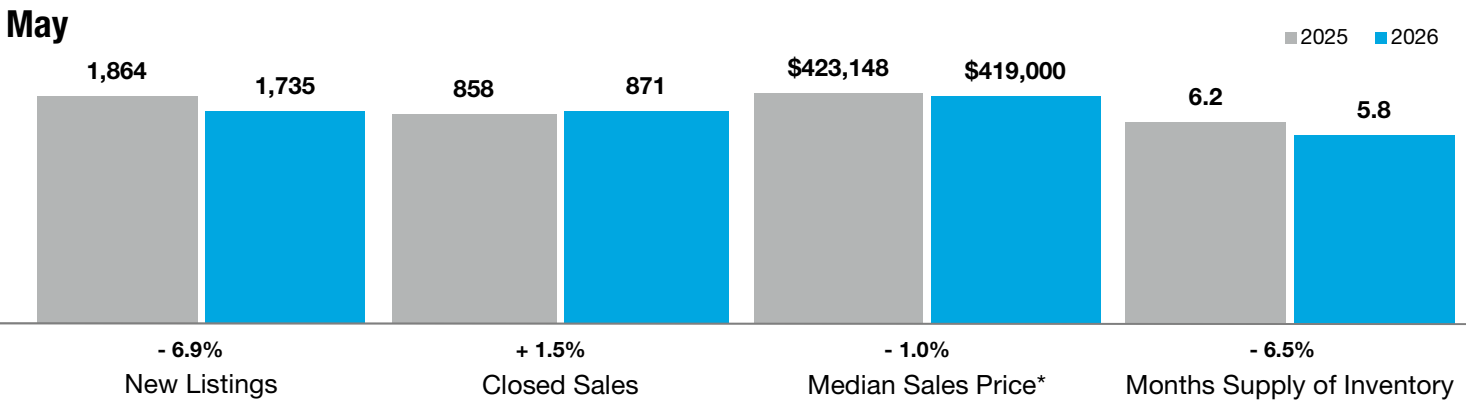


Asheville Region

Includes Buncombe, Burke, Haywood, Henderson, Jackson, Madison, McDowell, Mitchell, Polk, Rutherford, Swain, Transylvania and Yancey Counties

Key Metrics	May			Year to Date		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
New Listings	1,864	1,735	- 6.9%	6,876	6,924	+ 0.7%
Pending Sales	900	1,068	+ 18.7%	3,961	4,349	+ 9.8%
Closed Sales	858	871	+ 1.5%	3,666	3,725	+ 1.6%
Median Sales Price*	\$423,148	\$419,000	- 1.0%	\$415,000	\$417,000	+ 0.5%
Average Sales Price*	\$508,939	\$518,836	+ 1.9%	\$506,279	\$527,449	+ 4.2%
Percent of Original List Price Received*	95.1%	93.9%	- 1.3%	94.4%	92.8%	- 1.7%
List to Close	99	109	+ 10.1%	112	126	+ 12.5%
Days on Market Until Sale	53	69	+ 30.2%	64	82	+ 28.1%
Cumulative Days on Market Until Sale	61	83	+ 36.1%	72	97	+ 34.7%
Average List Price	\$612,510	\$689,521	+ 12.6%	\$601,625	\$644,161	+ 7.1%
Inventory of Homes for Sale	4,705	4,975	+ 5.7%	--	--	--
Months Supply of Inventory	6.2	5.8	- 6.5%	--	--	--

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.



Historical Median Sales Price Rolling 12-Month Calculation

